



Minutes for CCAC Meeting

Date of Meeting: April 11, 2007
Name of Committee: CITY CENTER ADVISORY COMMISSION
Location: Red Rock Creek Conf. Room, 13125 SW Hall Blvd, Tigard
Minutes: Doreen Laughlin, Administrative Specialist II
Called to order by: Chairman Carl Switzer
Start Time: 6:40pm
Adjourned: 9:55pm
Commissioners Present: Alice Ellis Gaut; Lily Lilly; Carolyn Barkley; Vice Chair Alexander Craghead; Suzanne Gallagher; Ralph Hughes [(Alternate)] *per Hughes on 5-9-07 minutes amended to strike the word "alternate"; Roger Potthoff; Chairman Carl Switzer
Commissioners Absent: None

Others Present: Property and/or business owners Forrest Johnson, Mike Peterson, Mr. and Mrs. Dick Miller, [John Zuber, a man and woman who came in late and were not introduced, their infant, *on 5-9-07 Barkley amended the minutes to read Mr. & Mrs. John Zuber] and City Councilor Gretchen Buehner.

Staff Present: Phil Nachbar, Senior Planner; Doreen Laughlin, City Admin Specialist II

Agenda Item #1: Welcome and Introductions:

Important Discussion and/or Comments: Chairman Switzer called the meeting to order and asked those present to introduce themselves. The visitors were mainly Downtown business and property owners. Some visitors arrived later and were not introduced.

Action Items (Follow-Up or Votes): None

Agenda Item #2: Review/Approve Minutes

Important Discussion and/or Comments: It was moved and seconded to approve the March 14th minutes as presented.

Action Items (Follow-Up or Votes): A vote was taken and the minutes were approved with two abstentions (Commissioners Lilly and Ellis Gaut abstained).

Agenda Item #3: Community Investment Plan (CIP 2007-2012 Downtown)
Decision Review /Recommend:

Important Discussion and/or Comments: Phil Nachbar presented a document on the comments that came in regarding the CIP (Community Investment Program). There was discussion about the various comments and it was pointed out that none of the comments represented a “group”, but were comments from individuals. There was discussion about various comments, some of which were about green space and SDC dollars. He stated that the Commission should be aware that there are individuals that may oppose Downtown projects including the use of SDC dollars for Fanno Creek Park. The group then discussed the pros and cons of the use of SDC dollars for Downtown projects, and the payback of funds with urban renewal funds.

Nachbar produced the budget and noted it is a 5-year plan. Councilor Buehner explained that what they were looking at would go to the Budget Committee. Nachbar said the year ‘07-‘08 is accurate, while the rest of the years are “guesstimates”. He noted that the closer to the time you get, the more accurate the numbers are. He asked that the commissioners look the budget over and comment on it. There was concern on the part of Commissioner Ellis Gaut that she wasn’t sure what their “role” was on this budget but that, in her experience, when she sees the numbers out there that once those SDC recommendations are made, they aren’t going away. She, personally, was concerned that their endorsement means they agree with everything. She said she was afraid there would be nothing left with which to purchase open space. Nachbar mentioned that since his role was to find a way to execute projects that the use of SDC was an important means of doing that. He also mentioned that part of all of these funds could be paid back with Urban Renewal funds when they become available. Commissioner Gallagher noted that, to her, the numbers do not mean anything since she does not know what the “pot” total is. She said she would like to see percentages. They went over the budget in more detail. Nachbar said there are certain guidelines for use of SDC dollars. For Community Parks, it’s 54% and 46%. 54% can be SDC and 46% have to come from other sources. He said that for a Linear Park, which is intended to go alongside of trails and those sorts of things, the law states you can spend 100% of SDC dollars. He said he’d checked and Fanno Creek is considered a “Linear Park”. Chairman Switzer expressed concern over spending down the SDC fund that some of the pristine forest would not be able to be acquired. Nachbar said that for planning and engineering tasks for a park, you can use 100% of SDC dollars and that’s what the City does. He said you’re not required to find matching money for the planning part of it. For construction, you are. He said it may be wise to get more information and they didn’t have to decide tonight.

Commissioner Craghead suggested they make a philosophical decision as to whether or not they should be paying back a portion. Commissioner Potthoff asked whether it was possible for them to overlay a parks budget on this requirement. He said that, to him, the idea of going forward with Downtown is something to which the citizens have “given their blessing.” He

said he'd like to see a coordinated budget for park acquisition. There was discussion about whether a motion should be made at this time. Chairman Switzer said as far as the SDC piece goes it sounds like they want to make a recommendation. He asked that they think about what type of recommendation or motion they would like to make.

Important Discussion and/or Comments: Nachbar passed out a document regarding funding and went over the various projects. He pointed out that next fiscal year the City is planning to spend a number of dollars on Burnham Street but \$535,000 would be paid back by the Urban Renewal fund for the roundabout.

Citizen **Forrest Johnson** interjected that this might be a good lead in as to why he was present. He noted this was an interesting situation in that all the property owners in the proposed roundabout area were present at the meeting. He said the roundabout would not substantially affect him one way or the other but that, looking at it as a citizen, he believes it would be very expensive and not all that useful. He believes the City can *plan* the round with nothing constructed but that it could then result in the area effectively being held in "limbo".

At this point, Chairman Switzer said even though there was no specific agenda item about public comment, he did want to hear what they all had to say, so he thanked them for coming and asked for their comments on the roundabout. Comments were as follows:

Mr. John Zuber said he is really affected by this because [*minutes amended to read, "...he has a large property."][Minutes amended by Commissioner Barkley to attribute the following comments to **Mr. Dick Miller**:] "as it stands right now, Tigard is in the process of getting him another access but they took his driveway away. He said he has no way out of there. He said basically, it's blackmail. He said they blackmailed the savings and loan beside him to move an island so people could turn in both ways, otherwise people could only turn in one way and he guesses they would give him permanent easement. However, he said it goes around the front of his building, comes up within 10 feet of it. He said he loses 25% of his property and that he has been there for 33 years."]

Nachbar said, personally, he believes it's a lot of money to spend (on the roundabout) considering its usefulness at this time. He said that at some point in time it might make sense. He pointed out if they were to take the roundabout out, the City would have roughly \$1M in funds to delegate to other projects in various categories. He said it's a million dollars less spent.

Chairman Switzer said that roundabouts are generally built because traffic warrants it. [He said he does not believe it's necessary at all at this time.—*on 5-9-07 Chairman Switzer amended the minutes to read "He thought a signal warrant would determine if it's necessary."]

Mr. Forrest Johnson owns property through park and ride and as a citizen, he thinks it's a tremendous amount of money to spend to construct it now and believes it's not useful. He

believes it's a "road to nowhere". He believes Ash Street should have been built first, that it shouldn't be built at this time – that it's a waste of money. He said he believes the City can leave it on the plan for now but it's not necessary at this time and they shouldn't build it.

Mr. Mike Peterson agreed with what had already been said. He is not in support of the roundabout. His business (automotive repair shop) is affected because his business depends on cars being able to get in and get out.

Mr. and Mrs. Dick Miller are very much against the roundabout. He said their property (the automotive repair shop) would be greatly affected and he would lose 25% of his property. He said he feels betrayed and that part of his retirement is being snatched away. He is considering some relief by Measure 37. He said he's at the point where he's considering making Tigard condemn his property to get publicity on this. He stated that he has been a good citizen and noted that a couple of years ago the City Public Works had a bad gas leak that went on for quite a while. He said they went 40 to 50 feet onto his property to dig up some of the pollution and he did not sue the City for it... and then this is the way he's treated.

Mr. Forrest Johnson said he has a slightly different take on it than his good neighbors present because he has a bigger piece of land. He said it's underutilized. The buildings are very old and, to him, the future would be redevelopment – for his particular interest. Because now he has it all rented, it pays the bills, but the land is underutilized. He said he's not stuck with a building that's single purposed.

Chairman Switzer said their comments were noted and that he understood their position on this subject. He thanked them for coming to make their views known. Most of the property owners left the meeting at this time.

At this point, Nachbar and the CCAC went over the entire budget for the next year. They went over the projects and commented on which projects should be paid back.

Action Items (Follow-Up or Votes): Commissioner Craghead made the following motion: "I motion that we direct staff to come up with a proposed amount of appropriate repayment for the parks capitol fund budget items, which are funded by SDC funds, and that we also direct staff to notify the Budget Committee that we are considering some form of repayment on these issues from Urban Renewal funds." The Commissioners voted and the motion passed by a 5 to 3 margin, no abstentions. Those in opposition were Commissioners Potthoff, Barkley, and Chairman Switzer.

Commissioner Barkley moved to recommend to the City Center Development Commission that the roundabout be removed from the plan for Burnham Street. There was a second. The motion passed by a 7 to 1 margin. Commissioner Potthoff cast the opposing vote. There were no abstentions.

Commissioner Ellis Gaut made another motion as follows: "We move that the CCAC recommends to the Budget Committee as follows: Accept the 07/08 budget as presented, with two exceptions: 1. Recommend removing the roundabout from the Burnham Street construction drawings. 2. With respect to projects identified in the parks capital fund budget, we recommend repayment of parks SDC funds based upon a mechanism for repayment to be developed. This mechanism will repay parks SDC's based on the percent of downtown related expenditures versus total project costs." The move was seconded and a vote taken. The motion passed by a 7 to 1 margin. Opposing vote cast by Commissioner Potthoff.

Agenda Item #4 Downtown Implementation Strategy- Update

Important Discussion and/or Comments: Nachbar spoke about the downtown work program (1 year) and stated they will look at this more in depth on May 9. It will go to Council on the 15th. Nachbar would like the group to come up with a final recommendation for the work plan.

Action Items (Follow-Up or Votes): None.

Agenda Item #5: Information Updates –

- Commissioner Gallagher presented a PowerPoint from the marketing sub-committee. They recommended coming up with a simple logo to identify anything pertaining to Urban Renewal. Phil Nachbar suggested that it might be presented to City Council, but would check with Tom Coffee about it, and get back to the sub-committee. The group requested \$300-\$500 in funding which would pay for the logo design.
- Commissioner Ralph Hughes was welcomed as the newest official CCAC member. Nachbar noted he comes with both good experience and background, and that having a Chamber member on the group would be an asset.

All other items were tabled until a later time.

Agenda Item #6: Other Business/Announcements - None.

Important Discussion and/or Comments: None

Action Items (Follow-Up or Votes): Meeting adjourned at 9:55 pm.


Doreen Laughlin, City Admin. Specialist II



ATTEST: _____
Chairman Carl Switzer